

APPROVED @ 10/24/22 VB mtg

October 10, 2022
Meeting Duly Noted
According to State Statute

**A SPECIAL MEETING OF THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF BLOOMINGDALE HELD ON OCTOBER 10, 2022
AT THE ROBERT J. HOMOLA MUNICIPAL CENTER
201 SOUTH BLOOMINGDALE ROAD, BLOOMINGDALE, ILLINOIS, DUPAGE COUNTY**

CALL TO ORDER

The meeting was called to order by Village President Coladipietro at 6:04 p.m.

ROLL CALL

Upon Roll Call by Village Clerk Hager, those in attendance were:

PRESENT: Trustees Ackerman, Belmonte, Bolen, Shannon, and Von Huben

ABSENT: Trustee Bucaro

QUORUM PRESENT

PLEDGE OF ALLEGIANCE

AUDIENCE PARTICIPATION

Motion by Trustee Ackerman, seconded by Trustee Bolen, to open the floor for audience participation.

No one in the audience came forward to speak.

Motion by Trustee Von Huben, seconded by Trustee Shannon to close the floor for audience participation. Voice Vote. All Trustees present voted **AYE**.

APPROVAL OF AGENDA

Motion by Trustee Ackerman, seconded by Trustee Bolen to approve the Agenda for the October 10, 2022 Special Village Board Meeting. Voice Vote. All Trustees present voted **AYE**.

MOTION DECLARED CARRIED

PROCLAMATIONS:

Mayor Coladipietro read a Proclamation creating the Centennial Tree Planting Initiative of October 17, 2022.

Motion by Trustee Von Huben, seconded by Trustee Bolen to adopt the proclamation. Voice Vote. All Trustees present voted **AYE**.

APPROVAL OF MINUTES

Motion by Trustee Ackerman, seconded by Trustee Bolen, to approve the Minutes of the September 26, 2022 Special Meeting of the Village President and Village of Bloomingdale Board of Trustees. Absent: None

Voice Vote. All Trustees present voted **AYE**.

CONSENT AGENDA:

Trustee Belmonte read the consent agenda.

Finance and Administration

1. To approve **Resolution No. 2022-R-26: A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF AN AGREEMENT PROVIDING FOR A LINE OF CREDIT – PAN AMERICAN BANK & TRUST.**
2. To approve **Resolution No. 2022-R-27: A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF AN AGREEMENT PROVIDING FOR A LINE OF CREDIT - WINTRUST COMMERCIAL BANKING SCHAUMBURG BANK & TRUST COMPANY, A WINTRUST COMMUNITY BANK.**
3. To approve **Ordinance No. 2022-38: AN ORDINANCE AUTHORIZING THE ACQUISITION OF REAL ESTATE WITHIN THE STRATFORD SQUARE MALL TAX INCREMENT FINANCING DISTRICT** and to waive the reading thereof and second consideration.
4. To approve **Ordinance No. 2022-39: AN ORDINANCE AUTHORIZING THE ACQUISITION OF REAL ESTATE WITHIN THE STRATFORD SQUARE EAST #7 TAX INCREMENT FINANCING DISTRICT** and to waive the reading thereof and second consideration.

Planning, Zoning and Environmental Concerns

1. To approve **Ordinance No. 2022-40: AN ORDINANCE AMENDING TITLE 11 (ZONING REGULATIONS) CHAPTER 7 ARTICLE D. (R-2 SINGLE-FAMILY RESIDENCE DISTRICT) SECTION D (FLOOR AREA RATIO) OF THE VILLAGE CODE, PROVIDING A MAXIMUM SQUARE FOOTAGE EXCEPTION TO EXCLUDE ENCLOSED OFF-STREET PARKING FLOOR AREA FROM FLOOR AREA RATIO CALCULATION, THEREBY ALLOWING FOR AN INCREASE IN SINGLE-FAMILY DWELLING UNIT LIVING AREA** and to waive the reading thereof and second consideration.
2. To approve **Ordinance No. 2022-41: AN ORDINANCE AMENDING TITLE 11 OF THE VILLAGE OF BLOOMINGDALE CODE OF ORDINANCES AS IT RELATES TO OUTDOOR DINING REGULATIONS** and to waive the reading thereof and second consideration.

Traffic and Streets

1. To waive the advertising of bids and approve payment to Standard Equipment Company of Elmhurst, IL in the amount of \$ 24,531.68 based on their invoice #WO8938 dated 8/30/22.

Motion by Trustee Ackerman, seconded by Trustee Bolen to **place all items on the consent agenda.**

AYES: Trustees Ackerman, Belmonte, Bolen, Shannon, and Von Huben,
NAYS: None
ABSENT: Trustee Bucaro

MOTION DECLARED CARRIED

Motion by Trustee Bolen, seconded by Trustee Ackerman to **approve the consent agenda as presented.**

AYES: Trustees Ackerman, Belmonte, Bolen, Shannon, and Von Huben
NAYS: None
ABSENT: Trustee Bucaro

MOTION DECLARED CARRIED

DISCUSSION ITEMS

Planning, Zoning and Environmental Concerns

1. Presentation of Stratford Vision Plan Community Survey Results by Teska Associates

Lee Brown and Carol Brobeck of Teska Associates presented the results of the Stratford Square website survey. The website was developed to invite comments from the community. There were over 12,460 visits to the website which launched on June 27, 2022 and there were over 4000 visits in one day. The website is still active but for five weeks a survey was also on the website which received 1102 responses. In addition, over 770 people provided their email addresses so that they could remain informed about the re-development. Of the respondents, 75% of them were Bloomingdale residents.

The survey results were tabulated and three areas were the top priorities of respondents: entertainment, community gathering spot, and retail. The elements of the sample plans that were most important for respondents were: green space, walkability, and land use and layout.

Respondents also reported elements that were missing from the sample designs. These included an entertainment/sports draw, a mall memorial (to celebrate and honor Stratford Square), a water or enhanced nature area, and more walking/biking space.

The survey overall found that the Bloomingdale community wants the following: a multi-functional space, more active and passive green space, walkability, a mix of uses for long-term sustainability and is market supported, buffering between high and low intensity uses, family oriented, and the community supports revitalization of the area.

Mr. Brown concluded it was interesting that respondents want a lot of activity on the site and yet connect the space to the residential community to the East. The website showed a lot of support for a multi-use area with green space, entertainment and retail. He continued by stating that he hopes that this will generate interest from multiple investors/developers. He also hopes that the survey results will be incorporated into any developer concept. He noted that he knows that the Village has already begun the steps necessary to re-develop the area by creating the TIF districts. Mr. Brown also noted that the Village can not be the developer. It needs someone who will design a space that will drive business to the community and make it a robust area once again.

Trustee Ackerman inquired as to what the lowest three priorities that came out of the survey. The three lowest were residential development, job creation, and increase in the tax base.

Mayor Coladipietro asked Mr. Brown what he meant by the fact that the Village cannot be the developer and that it needs to be a private developer. He also stated that having a private developer is what caused this problem.

Mr. Brown continued by stating that the Village should set the standards, guidelines, uses, etc. to guide a developer. Developers are able to take the risks and understand what the market can handle. He continued that there are very few developers that can handle mixed use development and he doesn't know if the Village can handle it.

Trustee Von Huben asked how much residential was in the suggested plans as the community wasn't in favor of residential development.

Mr. Brown responded that if it brings in income then it needs to be included. If residents are mixed into the development it gives the area a much better chance of succeeding. It will be a mix of densities and building types.

Trustee Belmonte asked about the different types of residential suggested and asked whether the residential that is already existing was taken into consideration.

Mr. Brown replied that it was and that they tried to keep the residential on the East a bit separated. He believes that the re-development would include detached or attached single family homes on the outside and higher density residential toward the middle.

Mayor Coladipietro thanked Teska for all of their work on behalf of the Board. Mr. Scalera noted that the powerpoint will be posted to the website and was emailed to 450 respondents who wanted to be kept informed.

Finance and Administration

1. Discussion of Approval of Purchase Agreement between Village of Bloomingdale and Burlington Coat Factory for property located at 3 Stratford Drive, Bloomingdale, IL 60108

Mr. Scalera reported that he and the Village Attorney worked with the owner of the property to agree to a purchase price. Staff is now looking for direction from the Board to move forward.

Mayor Coladipietro then explained to the audience members that the one issue with the re-development of Stratford Square is that there are multiple owners of multiple parcels. The Village is trying to acquire ownership of all of this property in order to facilitate the re-development plan.

Trustee Ackerman noted that he was in full support of the agreement.

2. Discussion of Revised Class "T" to add Brewpubs, Microbreweries and Microwineries

Mr. Scalera reported that this is an amendment to the liquor license classifications so that the above businesses can participate in Village and Park District events. Previously these businesses needed to be associated with a not-for-profit entity to participate. If there are no objections, the text will be finalized and brought back to the Board for approval.

Mayor Coladipietro asked if the same liability requirements apply. Mr. Scalera noted that they did.

3. Discussion of the purchase of 35 PCs

Mr. Scalera noted that the Village has an equipment replacement plan. The replacements will be done in groups. This is the first group. Trustee Bolen asked what the cost per computer is. Mr. Scalera noted that it is approximately \$ 700/computer.

4. Approval of Labor Agreement between Village of Bloomingdale and Fraternal Order of Police Lodge #175

Mr. Scalera noted that contract negotiations between the FOP and the Village have concluded and the members of the FOP have ratified the agreement.

Motion by Trustee Bolen, seconded by Trustee Ackerman to approve **Resolution No. 2022-R-28: A RESOLUTION APPROVING A COLLECTIVE BARGAINING AGREEMENT BETWEEN THE VILLAGE OF BLOOMINGDALE AND THE ILLINOIS FRATERNAL ORDER OF POLICE LABOR COUNCIL FOR AND ON BEHALF OF CERTAIN FULL TIME SWORN PEACE OFFICERS BELOW THE RANK OF SERGEANT IN THE POLICE DEPARTMENT OF THE VILLAGE OF BLOOMINGDALE.**

AYES: Trustees Ackerman, Belmonte, Bolen, Shannon, and Von Huben,

NAYS: None

ABSENT: Trustee Bucaro

MOTION DECLARED CARRIED

5. Purchase Approval in Excess of \$ 20,000 – School District #108 Per Capital Tuition Cost

Mr. Scalera noted that this is the annual reimbursement to School District #108 for the 3 students that live in the Rosedale Estates development under the Westgate TIF. The reimbursement amount is \$ 50,862.93.

Motion by Trustee Bolen, seconded by Trustee Ackerman, to approve the Purchase Order in the amount of \$ 50,862.93 to Lake Park High School District #108 representing the per capital tuition cost payment.

AYES: Trustees Ackerman, Belmonte, Bolen, Shannon, and Von Huben,

NAYS: None

ABSENT: Trustee Bucaro

MOTION DECLARED CARRIED

6. Purchase Approval in Excess of \$ 20,000 – School District #13 Per Capita Tuition Cost Payment

Mr. Scalera noted that this is the reimbursement to School District #13 for 2 students that live in the Rosedale Estates development in the Westgate TIF. The reimbursement amount is \$ 25,338.22.

Motion by Trustee Bolen, seconded by Trustee Ackerman to approve the Purchase Order in the amount of \$ 25,338.22 representing the per capital tuition cost payment for School District #13.

AYES: Trustees Ackerman, Belmonte, Bolen, Shannon, and Von Huben,

NAYS: None

ABSENT: Trustee Bucaro

MOTION DECLARED CARRIED

7. Approval of Warrant #1 for the Month of October 2022 - \$ 1,184,922.33

Motion by Trustee Bolen, seconded by Trustee Ackerman, to approve Warrant #1 for the Month of October, 2022 in the amount of \$ 1,184,922.33, as presented.

AYES: Trustees Ackerman, Belmonte, Bolen, Shannon, and Von Huben

NAYS: None

ABSENT: Trustee Bucaro

MOTION DECLARED CARRIED

OTHER BUSINESS:

None

Administrative Staff Reports:

Village Administrator, P. Scalera

Mr. Scalera welcomed new Assistant Village Administrator, Kate Buggy to her first Village Board meeting.

Assistant Village Administrator, K. Buggy
No Report

Village Attorney, M. Castaldo, Jr.
No Report

Director of Public Works, J. Monkemeyer
No Report

Interim Director of Finance, T. Montbriand
No report

Director of Public Safety, F. Giammarese

Mr. Giammarese reported that the Department recently held a police test. There were 127 applicants and 65 people showed up. Of those 65, 34 people passed the test. Of those only 16 passed the physical agility test. Staffing is still low but they are working on it.

Director of Community and Economic Development, S. Gascoigne

There is a Brewfest on Saturday, October 15 in Old Town. Culver's should be opening in early November. First Watch on Army Trail should open within the week. Eggceptional Café has also opened up on Army Trail. And the Cooper's Hawk project is moving forward.

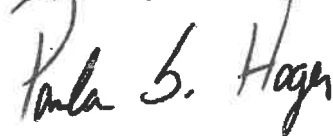
There was no other business to be brought before the Board.

ADJOURNMENT

Motion by Trustee Ackerman, seconded by Trustee Shannon **to adjourn the meeting of October 6:55 p.m.** Voice Vote All Trustees voted **AYE**.

MOTION DECLARED CARRIED – MEETING ADJOURNED

Respectfully submitted,



Pamela S. Hager
Village Clerk

Psh